

**Fairview,**

St Mary's Wells, Turriff, AB53 8BU

Price Over

**£550,000**

**Under offer**

 4
  3
  4
 
 312 m<sup>2</sup>
 EPC A
  Council Tax Band G



**Contact Seller**

Mr & Mrs Dickson

07739 267272 or 01888 560560



**Features**
 Garage
  Garden
  Land

**Description**

We are pleased to offer for sale this well presented property which has been built to a very high standard by the current proprietors with open panoramic views over the surrounding countryside. The property, which was completed in 2015, offers a highly desirable mix of spacious accommodation, equestrian facilities and is set in approximately 5 acres of land. The property has been completed to an exceptionally high standard by the current proprietors, with energy efficiency in mind which reflects in the high EPC banding.

**The spacious accommodation comprises:** - Dining Kitchen, Utility Room, Lounge, Entrance Vestibule, Dining Room, Hall, Master Bedroom with ensuite, Bedroom/Office and Bathroom on the ground floor with a further Lounge, Bedroom with ensuite, Shower Room and Spacious Games Room on the first floor. The property has triple glazing throughout and oil fired central heating with high efficiency radiators and underfloor heating within the ensuites, Shower Room and Bathroom.

## ACCOMMODATION

This is on two floors and comprises: -

**ENTRANCE VESTIBULE** With fitted carpet, central heating radiator and front door. A glass panel door leads to the hall.

**HALL** With two cupboards providing storage space, fitted carpet and central heating radiator.

**UTILITY ROOM** (17'11" x 8' 6" / 5.21m x 2.62m) With further worktop space, plumbing for washing machine, space for tumble drier, two windows providing natural light, cupboard housing heating and underfloor equipment, ceramic tiled flooring and access to back garden.

**TOILET** With wash hand basin, WC, mirror and ceramic tiled floor.

An archway leads from the kitchen to the

**DINING KITCHEN** (17'10" x 14'5" / 5.21m x 4.41m) With modern fitted units at eye and floor level, worktop space with built-in Siemens six ring gas hob, another oven incorporating microwave and warming plate, Siemens extractor hood above, stainless steel sink with further centre isle providing a seating area and incorporating further storage space, American style fridge/freezer, integral Siemens dishwasher, downlighters, Karndean flooring complete with underfloor heating. Ceiling to floor double glass doors and further windows provide natural light to the kitchen.

**LOUNGE** (19'4" x 18'4" / 5.91m x 5.60m) With built-in display unit for flat screen TV and ancillary equipment, patio doors, two central heating radiators and Karndean flooring. A Viking wood burning stove on a marble hearth provides a feature within this room.

An archway from the lounge leads to the

**DINING ROOM** (18'4" x 12'7" / 5.60m x 3.87m) With patio doors and a range of windows which provide natural light and views over the immediate garden ground and beyond to the surrounding countryside. Again there is Karndean flooring and a central heating radiator.

**MASTER BEDROOM** (15' x 14'11" / 4.57m x 4.30m) With double wardrobe, fitted carpet and central heating radiator.

**EN-SUITE** (10'8" x 6'1" / 3.29m x 1.85m) With double length shower tray and shower operating off central heating system, double wash hand basins with cupboard space below, towel rail, ceramic tiled flooring and electric underfloor heating.

**BEDROOM 3 / OFFICE** (10'11" x 10'7" / 3.08m x 3.26m) With built-in wardrobe, fitted carpet and central heating radiator.

**BATHROOM** (10'2" x 8'3" / 3.10m x 2.52m) With traditional white three piece suite, separate shower cubicle with wet walling, shower operating off hot water system, towel rail, ceramic tiled flooring with electric underfloor heating.

**UPSTAIRS** From the inner hall a wooden staircase with glass panels leads to the upper floor accommodation.

**UPPER LANDING** With fitted carpet and central heating radiator.

**BEDROOM 2** (19'1" x 15' / 5.82m x 4.57m at widest point) With deep wardrobe, fitted carpet and central heating radiator.

**EN-SUITE** With WC, wash hand basin, corner shower with shower operating off hot water system, sensor mirror, ceramic tiled flooring with electric underfloor heating.

**BEDROOM 1** (30'5" x 12'3" / 9.29m x 3.74m) This exceptionally spacious room has two central heating radiators, fitted carpet and windows to front, side and rear providing plentiful natural light.

**SHOWER ROOM** (11'2" x 6'8" / 3.41m x 2.07m) With WC, wash hand basin and double length shower cubicle with shower operating off hot water system, sensor mirror, radiator, ceramic tiled flooring and electric underfloor heating.

**LOUNGE** (30'8" x 18'8" / 9.38m x 5.73m at widest point) With full length windows to the South offering panoramic views over the surrounding countryside. There are further windows facing west which provide further light to this room. Two central heating radiators and fitted carpet.

**GAMES ROOM** (30'5" x 12'3" / 9.29m x 3.74m) With two central heating radiators and fitted carpet. It is believed that this room could be altered to provide further bedroom accommodation subject to the potential purchaser satisfying themselves regarding any permissions which may be required from Aberdeenshire Council.

**OUTSIDE** To one side of the property, across a gravel driveway from the dwellinghouse itself, is a modern general purpose building, (38'1" x 37'5" / 11.61m x 11.43m at widest points), with concrete floor, power and light. Within this building, there are four (12' x 12' / 3.65m x 3.65m) stables with rubber mats. There is also a haystore with concrete floor, power and light. On the roof there are 15 solar PV panels, rated at 4kw.

**GARDEN GROUND** The majority of the garden ground lies to the side and rear of the property and is laid to grass for easy maintenance.

**LAND** The subjects in total extend to approximately 5 acres or thereby. The land is divided into convenient sized paddocks.

\*\*Tiki Hut available by separate negotiation\*\*

**SERVICES** Mains water, private drainage, electricity and telephone installed.

**GENERAL INFORMATION** The house itself was built to the current proprietor's specifications and design. The property enjoys panoramic views over the surrounding agricultural countryside. The property is triple glazed throughout with oil fired central heating.

**ITEMS INCLUDED** The usual heritable fittings and fixtures are included as are all floor coverings, curtains and light fittings.

**Council Tax Band** G

**EPC Band** A

Offers All offers should be lodged with our Turriff Office.

**LOCATION** The house lies approximately 4 miles from Turriff. Aberdeen is approximately 32 miles distance. Turriff itself is a thriving town with a population of approx. 5,000. It has excellent Primary and Secondary Schools and a good range of Shops and other well supported facilities including Swimming

Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and fishing on the River Deveron.



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